





Property Description

Nestled in a popular residential area of B32, this well-presented and spacious three-bedroom family home offers comfortable living throughout and is available with no onward chain, making it an ideal purchase for families, first-time buyers, or investors alike.

The property features a lounge perfect for relaxing or entertaining, and a large open-plan dining kitchen with ample space for family meals and modern living. There is also a convenient ground floor WC, adding practicality to the layout.

Upstairs, you'll find three well-proportioned bedrooms offering plenty of natural light and flexibility for family life or home working, together with the bathroom.

Outside, the home benefits from a private rear garden, ideal for outdoor enjoyment, and offers potential for landscaping or extension (subject to planning).

Located close to local schools, shops, parks, and excellent transport links, this home provides both comfort and convenience in a sought-after area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set behind a small fore garden with footpath approach to main accommodation.

Porch

Enclosed porch with further door onto:

Entrance Hallway

Staircase off, panelled radiator, ceiling light point.

Guest Cloakroom

Low flush w.c, ceiling light point.

Lounge

9' 8" x 15' 7" (2.95m x 4.75m)

Ceiling light point, laminated flooring, window to front, stairs off.

Dining / Kitchen

8' 8" x 15' 7" (2.64m x 4.75m)

Matching wall and base units, sink with drainer, gas cooker point, space for washing machine, space for fridge freezer, 2 panelled radiators, ample space for dining table and chairs, tiled flooring, door and windows overlooking the rear garden.

Landing

Loft access, storage cupboard, doors off, ceiling light point.

Bedroom One

6' 8" x 7' 8" (2.03m x 2.34m)

Ceiling light point, panelled radiator, window overlooking rear garden.

Bedroom Two

7' 8" x 13' 1" (2.34m x 3.99m)

Panelled radiator, ceiling light point, window overlooking the front.

Bedroom Three

12' 1" x 11' 8" (3.68m x 3.56m)

Ceiling light point, panelled radiator, window overlooking the rear.

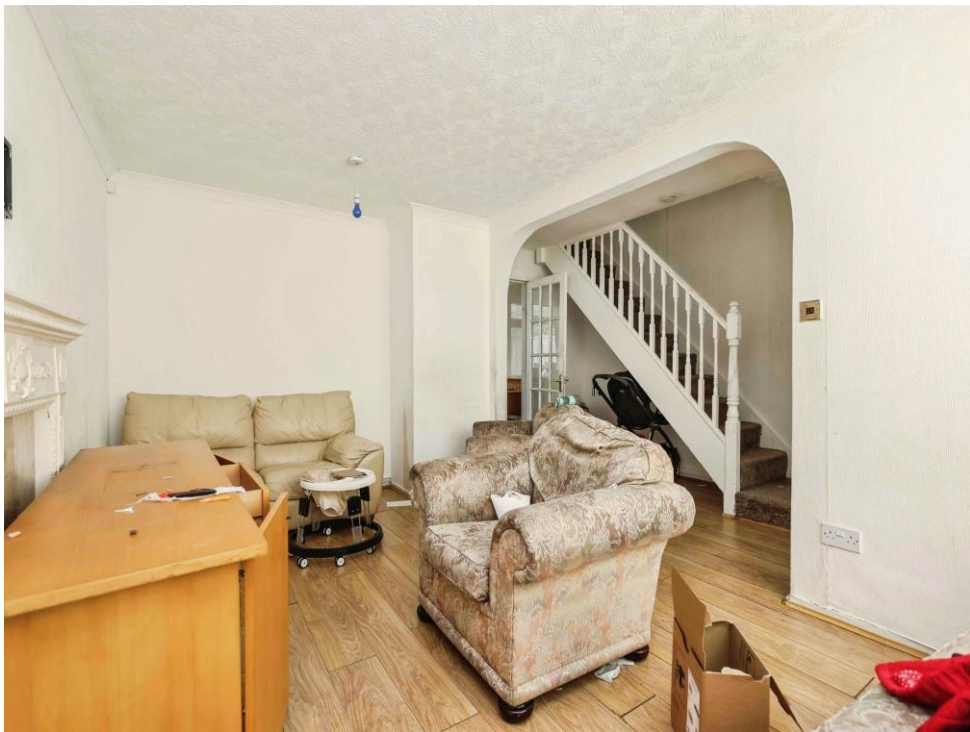
Bathroom

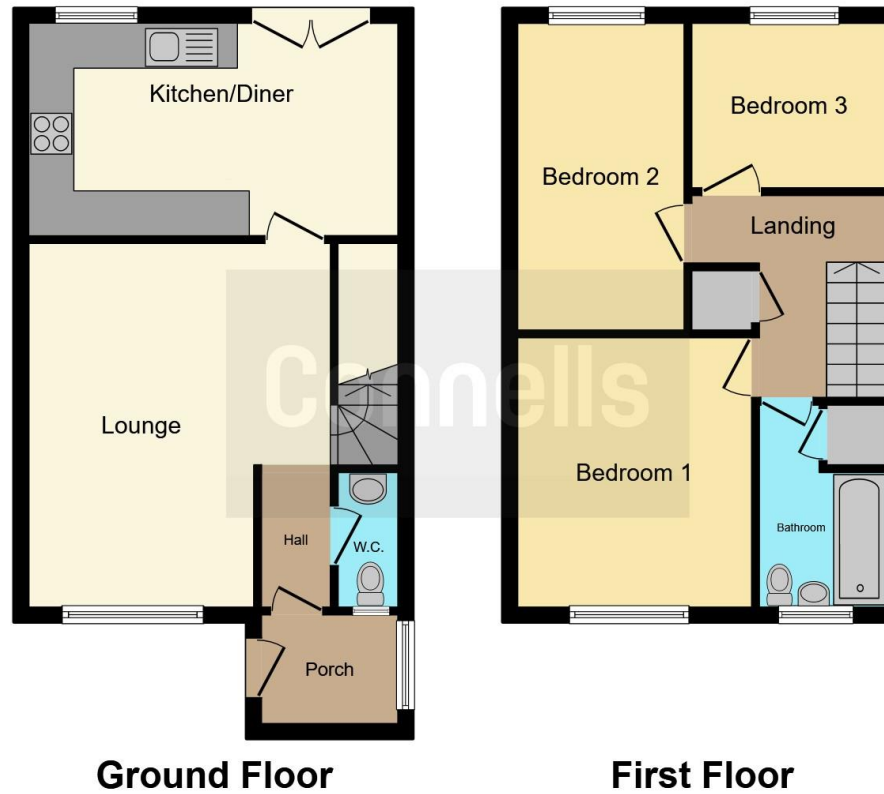
Bath, hand wash basin, low flush w.c., panelled radiator, storage cupboard housing boiler, window to front.

Garden

Rear Garden.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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